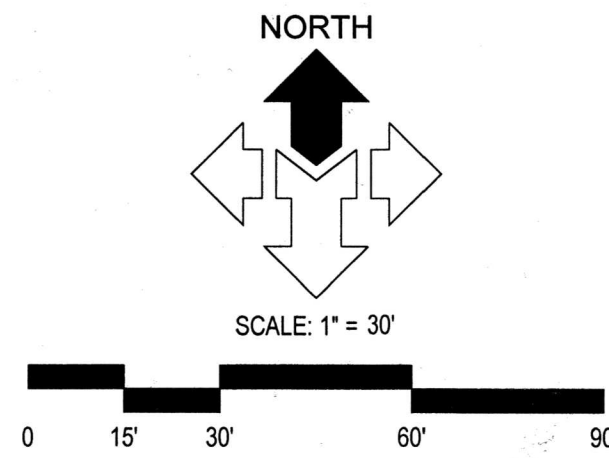
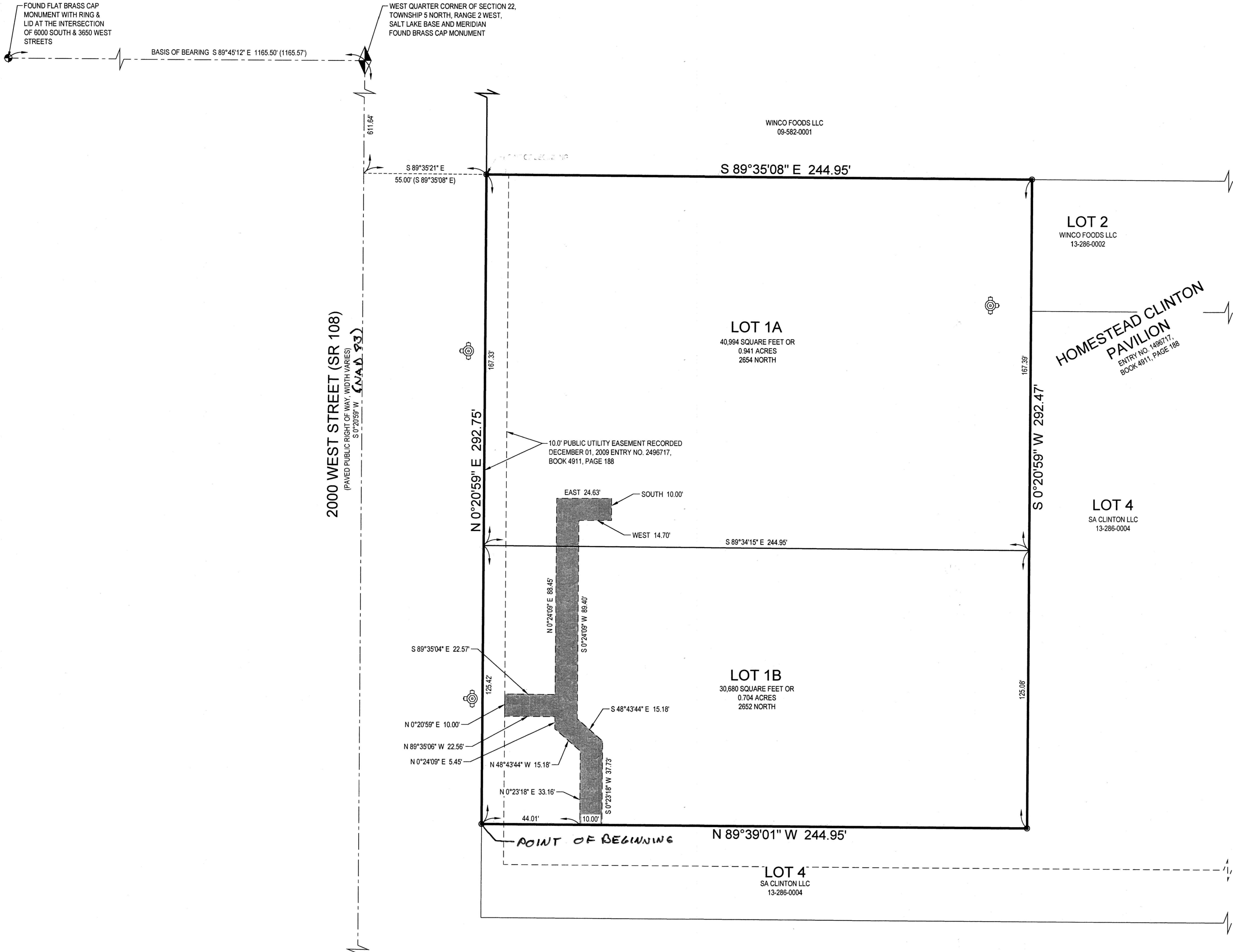
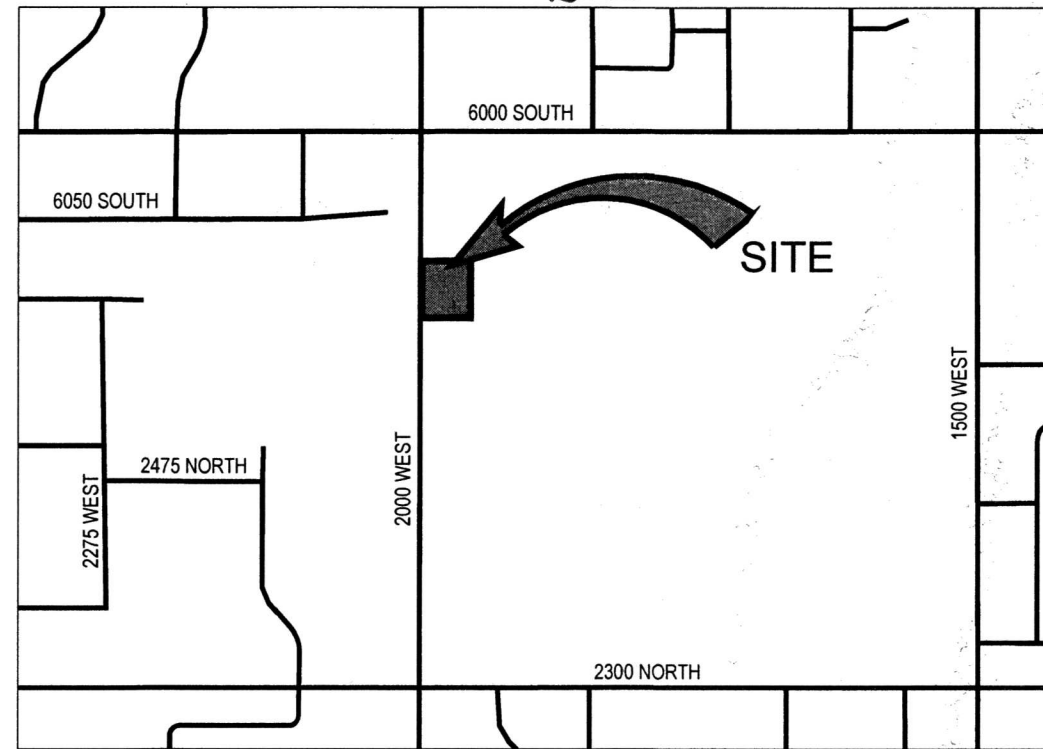


HOMESTEAD CLINTON PAVILION AMENDED

AMENDING LOT 1, HOMESTEAD CLINTON PAVILION SUBDIVISION
2654 NORTH 2000 WEST, CLINTON CITY, DAVIS COUNTY, STATE OF UTAH 84015
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
JULY 2023



SAID POINT BEING SOUTH
0°20'59" WEST 611.64
FEET AND SOUTH 89°35'21" EAST
55.00 FEET AND SOUTH 0°20'59"
WEST 244.75 FEET FROM
THE WEST QUART CORNER OF
SECTION 22, TOWNSHIP 5 NORTH
RANGE 2 WEST, SALT LAKE
BASE AND MERIDIAN,



VICINITY MAP
SCALE: N.T.S.

- LEGEND
- SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - MONUMENT LINE/CENTER LINE OF ROAD
 - LOT LINE
 - ADJOINING LOT LINE
 - EASEMENT LINE
 - SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
 - EXISTING FIRE HYDRANT
 - PLUDE PUBLIC UTILITIES & DRAINAGE EASEMENT
 - (I) DENOTES RECORD INFORMATION
 - UTILITY EASEMENT

STATE PLANE ROTATION NOTE

SUBDIVISION PLAT IS AT STATE PLANE ROTATION BASED ON COORDINATES NOTED ON THE RECORDED SUBDIVISION PLAT

NOTES

- SUBJECT PROPERTY FALLS WITHIN F.E.M.A. FLOOD ZONE "X" AREAS DETERMINED TO HAVE MINIMAL FLOOD HAZARD.
- MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
- ALL CONSTRUCTION SHALL CONFORM TO THE DEVELOPMENT STANDARD DRAWINGS AND SPECIFICATIONS FOR CLINTON CITY.
- ALL PRESSURE IRRIGATION CONSTRUCTION SHALL CONFORM TO THE STANDARD DRAWINGS & SPECIFICATIONS OF THE DAVIS & WEBER COUNTIES CANAL COMPANY.

NARRATIVE

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°45'12" EAST ALONG THE MONUMENT LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND A FOUND MONUMENT, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE DETERMINED PER THE RECORDED SUBDIVISION PLAT, ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

DEVELOPER

DEVELOPER: TERRAFORM COMPANIES
CONTACT: JOE PIENEZZA
6770 SOUTH 900 EAST
MIDVALE, UTAH 84047
801-979-5554

SHEET

1 OF 1

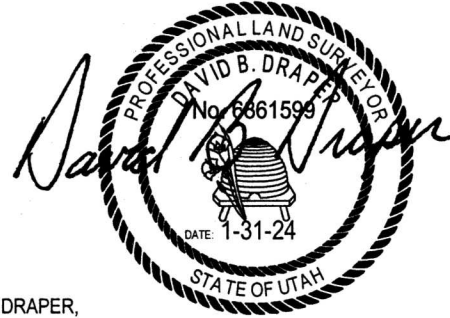
PREPARED BY:
McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND TOGETHER WITH EASEMENTS SHALL HEREINAFTER BE KNOWN AS:

HOMESTEAD CLINTON PAVILION AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



DAVID B. DRAPER
L.S. LICENSE NO. 6861599

SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 1, HOMESTEAD CLINTON PAVILION SUBDIVISION AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS MAP NUMBER 4977, SAID LOT 1 BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, AND RUNNING THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING FOUR COURSES:
1) NORTH 0°20'59" EAST 292.75 FEET, 2) SOUTH 89°35'21" EAST 244.95 FEET, 3) SOUTH 0°20'59" EAST 292.47 FEET, 4) NORTH 89°39'01" WEST 244.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.65 ACRES OR 71,673 SQ. FT. (2 LOTS)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I, THE ONE UNDERSIGNED OWNER, OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS THE:

HOMESTEAD CLINTON PAVILION AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY I HAVE HEREUNTO SET my hand THIS 18 DAY OF February A.D. 2024

Elliott B. Smith
Manager, TFC Clinton Retail, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 18 DAY OF February A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SAUT LAKE, IN SAID STATE OF UTAH, Elliott B. Smith WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT TFC Clinton Retail, LLC A UTAH LIMITED LIABILITY COMPANY, AND THAT he SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 6/4/2025
Comm # 718713

David B. Draper
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

CLINTON CITY

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION ARE DULY APPROVED BY CLINTON CITY, SIGNED THIS 18 DAY OF May A.D. 2024

Brandon Stanger
BRANDON STANGER MAYOR
Lisa Johnson
ATTEST: CLINTON CITY ENGINEER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 18 DAY OF May A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER, Elliott B. Smith OF THE ABOVE OWNER'S DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT TFC Clinton Retail, LLC SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
CLINTON CITY COMMUNITY DEVELOPMENT
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

CLINTON CITY COMMUNITY DEVELOPMENT

APPROVED BY CLINTON CITY COMMUNITY DEVELOPMENT. SIGNED THIS 18 DAY OF April A.D. 2024

Peter Matson
PETER MATSON

CLINTON CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
SIGNED THIS 18 DAY OF May A.D. 2024

Brice Wilcox
BRICE WILCOX, CITY ENGINEER

DAVIS AND WEBER COUNTIES CANAL COMPANY

APPROVED BY DAVIS AND WEBER COUNTIES CANAL COMPANY. SIGNED THIS 18 DAY OF February A.D. 2024

Richard D. Smith
SIGNED

HOMESTEAD CLINTON PAVILION AMENDED

AMENDING LOT 1, HOMESTEAD CLINTON PAVILION SUBDIVISION
2654 NORTH 2000 WEST, CLINTON CITY, DAVIS COUNTY, STATE OF UTAH 84015
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
JULY 2023

DAVIS COUNTY RECORDER

RECORD NO. 3577451

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF Clinton City

DATE: 7/1/2024 TIME: 3:25 pm BOOK: 8533 PAGE: 1017

54.00
FEE \$

Richard D. Smith
DAVIS COUNTY RECORDER